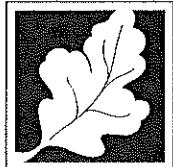


Submitted by Gordon Jamieson TMM Pct 12

Provided is the Order of Conditions between the Town and Arlington's Conservation Commission for the AHS rebuilding program (Mr. Jamieson thanks Mr. Thielman for providing this document).

Members are directed to pages 21-23 of the agreement (pages 9-11 of the addendum) where detailed conditions for the installation of artificial turf as part of the rebuilding program are presented.

Based upon this information, Mr. Jamieson suggests that the processes and procedures required for the proper review and supervision of artificial turf projects in Arlington are already in place.



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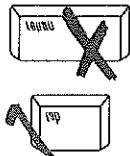
Provided by MassDEP:
091-0323
MassDEP File #

eDEP Transaction #
Arlington
City/Town

A. General Information

Please note:
this form has
been modified
with added
space to
accommodate
the Registry
of Deeds
Requirements

Important:
When filling
out forms on
the
computer,
use only the
tab key to
move your
cursor - do
not use the
return key.



1. From: Arlington
Conservation Commission

2. This issuance is for
(check one): Order of Conditions Amended Order of Conditions

3. To: Applicant:

Adam Chapdelaine
a. First Name b. Last Name

Town of Arlington

c. Organization

730 Massachusetts Avenue

d. Mailing Address

Arlington MA 02476

e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):

a. First Name b. Last Name

c. Organization

d. Mailing Address

e. City/Town f. State g. Zip Code

5. Project Location:

869 Massachusetts Avenue Arlington

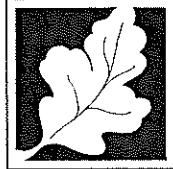
a. Street Address b. City/Town

53-2-4

c. Assessors Map/Plat Number d. Parcel/Lot Number

Latitude and Longitude, if known: 42d41m8739s -71d16m1348s

d. Latitude e. Longitude



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A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):
Middlesex South

a. County	b. Certificate Number (if registered land)
3886, 5371, 5380, 5399, 5408, 5450, 8136, 12709, 12917	285-292, 352, 108, 283, 483, 411, 360, 513, 529
c. Book	d. Page

7. Dates: 05/07/2020 07/16/2020 08/04/2020

a. Date Notice of Intent Filed	b. Date Public Hearing Closed	c. Date of Issuance
--------------------------------	-------------------------------	---------------------

8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):
See attached findings and special conditions

a. Plan Title	b. Prepared By	c. Signed and Stamped by
d. Final Revision Date	e. Scale	
f. Additional Plan or Document Title		g. Date

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

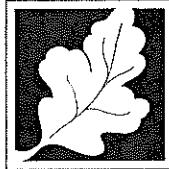
Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:

a. <input checked="" type="checkbox"/> Public Water Supply	b. <input type="checkbox"/> Land Containing Shellfish	c. <input checked="" type="checkbox"/> Prevention of Pollution
d. <input type="checkbox"/> Private Water Supply	e. <input type="checkbox"/> Fisheries	f. <input checked="" type="checkbox"/> Protection of Wildlife Habitat
g. <input type="checkbox"/> Groundwater Supply	h. <input type="checkbox"/> Storm Damage Prevention	i. <input checked="" type="checkbox"/> Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

a. the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.



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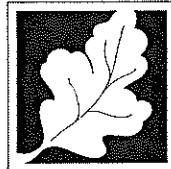
B. Findings (cont.)

Denied because:

- b. the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**
3. Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	a. linear feet	b. linear feet	c. linear feet	d. linear feet
5. <input type="checkbox"/> Bordering Vegetated Wetland	a. square feet	b. square feet	c. square feet	d. square feet
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	a. square feet e. c/y dredged	b. square feet f. c/y dredged	c. square feet	d. square feet
7. <input type="checkbox"/> Bordering Land Subject to Flooding	a. square feet	b. square feet	c. square feet	d. square feet
Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	g. cubic feet	h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	a. square feet	b. square feet		
Cubic Feet Flood Storage	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
9. <input checked="" type="checkbox"/> Riverfront Area	4,937	4,937		
Sq ft within 100 ft	a. total sq. feet 18,863sf (17,093sf previously degraded)	b. total sq. feet 18,863sf (17,093sf previously degraded)		
Sq ft between 100-200 ft	c. square feet 6,221sf (3,053sf previously degraded)	d. square feet 6,221sf (3,053sf previously degraded)	e. square feet	f. square feet
	g. square feet	h. square feet	i. square feet	j. square feet



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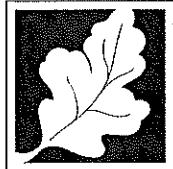
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B. Findings (cont.)

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
12. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input type="checkbox"/> Coastal Beaches	a. square feet	b. square feet	cu yd	cu yd
14. <input type="checkbox"/> Coastal Dunes	a. square feet	b. square feet	cu yd	cu yd
15. <input type="checkbox"/> Coastal Banks	a. linear feet	b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	a. square feet	b. square feet		
17. <input type="checkbox"/> Salt Marshes	a. square feet	b. square feet	c. square feet	d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish	a. square feet	b. square feet	c. square feet	d. square feet
20. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	a. c/y dredged	b. c/y dredged		
21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	a. square feet	b. square feet		
22. <input type="checkbox"/> Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet



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B. Findings (cont.)

* #23. If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23. Restoration/Enhancement *:

a. square feet of BVW

b. square feet of salt marsh

24. Stream Crossing(s):

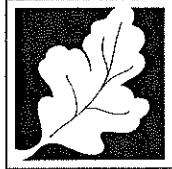
a. number of new stream crossings

b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. The work is a maintenance dredging project as provided for in the Act; or
 - b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
 - c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on 08/04/2023 unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.



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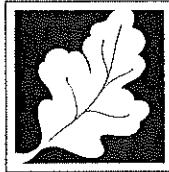
C. General Conditions Under Massachusetts Wetlands Protection Act

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,

"Massachusetts Department of Environmental Protection" (or, "MassDEP")

"File Number 091-0323 "

11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



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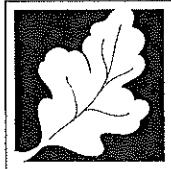
City/Town

C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.
19. The work associated with this Order (the "Project")
(1) is subject to the Massachusetts Stormwater Standards
(2) is NOT subject to the Massachusetts Stormwater Standards

If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:

- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
 - i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
 - ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
 - iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

- iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;
- v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

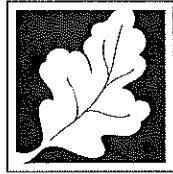
c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:

- i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and
- ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

- g) The responsible party shall:
 - 1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
 - 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
 - 3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

See attached findings and special conditions

20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.



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D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? Yes No
2. The Arlington Conservation Commission hereby finds (check one that applies):
 - a. that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw

2. Citation

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

- b. that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

Arlington Bylaw for Wetlands Protection

Title V, Art 8

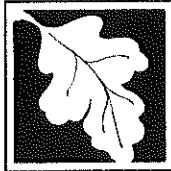
1. Municipal Ordinance or Bylaw

2. Citation

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

See attached findings and special conditions



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E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

08/04/2020
 1. Date of issuance

Please indicate the number of members who will sign this form.

4

This Order must be signed by a majority of the Conservation Commission.

2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Signature

Printed Name

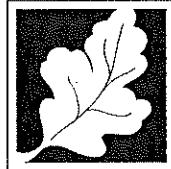
Date

Date

by hand delivery on

by certified mail, return receipt requested, on

08/04/2020



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G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Arlington

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Arlington

Conservation Commission

Please be advised that the Order of Conditions for the Project at:

869 Massachusetts Avenue

Project Location

091-0323

MassDEP File Number

Has been recorded at the Registry of Deeds of:

Middlesex South

County

3886, 5371, 5380, 5399,

5408, 5450, 8136, 12709,

285-292, 352, 108, 283, 483,

411, 360, 513, 529

Page

for: Town of Arlington

Property Owner

12917

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Conditions issued on:

08/04/2020

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

ARLINGTON CONSERVATION COMMISSION

APPROVAL ORDER OF CONDITIONS 869 Massachusetts Ave, AHS Rebuild Project DEP FILE NO. 091-0323

DOCUMENTS REVIEWED

1. Arlington High School 869 Massachusetts Avenue Notice of Intent, Arlington, MA, prepared by Samiotes Consultants Inc. and HMFH Architects, for the Applicant: Town of Arlington, Adam Chapdelaine, dated May 7, 2020.
2. Arlington High School 869 Massachusetts Avenue Stormwater Report, prepared by Samiotes Consultants Inc., HMFH Architects, and Crosby/Schlessinger/Smallridge LLC, stamped by Stephen R. Garvin PE #42772, dated May 7, 2020, revised May 28, 2020.
3. Arlington High School Existing Plan Set, prepared by Samiotes Consultants Inc. and HMFH Architects, stamped by James P. Horgan PLS #50302, dated April 23, 2020.
4. Arlington High School Project Notice of Intent Filing Civil Engineering Plan Set, prepared by Samiotes Consultants Inc. and HMFH Architects, stamped by Stephen R. Garvin PE #42772, dated May 7, 2020.
5. Arlington High School Outdoor Athletic Improvements Plan Set, prepared by JJA Sports, LLC and HMFH Architects, stamped by John J. Amato PE #34799, dated May 7, 2020.
6. Arlington High School Landscape Planting Plan 1, prepared by Crosby/Schlessinger/Smallridge LLC and HMFH Architects, dated May 14, 2020.
7. Arlington High School Landscape Planting Plan 2, prepared by Crosby/Schlessinger/Smallridge LLC and HMFH Architects, dated May 14, 2020.
8. Arlington High School Stormwater Pollution Prevention Plan, prepared by Samiotes Consultants Inc., dated April 15, 2020.
9. Arlington High School Synthetic Turf System Notice of Intent Supplemental Narrative, prepared by JJA Sports, LLC, signed by John J. Amato, dated May 26, 2020.
10. Arlington High School AURA Impervious Area Existing vs. Proposed Plan and Calculations, prepared by Samiotes Consultants Inc., dated June 4, 2020.
11. Arlington High School Contech Sizing Calculations for the Stormwater Management System, compiled by Samiotes Consultants Inc., not dated.
12. Arlington High School Stormceptor Sizing Calculations for the Stormwater Management System, compiled by Samiotes Consultants Inc., not dated.
13. Arlington High School Stormwater Quality Unit Calculations using DEP Standard Method, prepared by Samiotes Consultants Inc., not dated.
14. Summary of Site Contamination Issues and Challenges Relative to Stormwater Infiltration for Conservation Commission Memorandum, prepared by McPhail Associates, signed by William J. Burns LSP and Jonathan W. Path PE, dated May 27, 2020.

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15. Arlington High School Planting Diagrams, prepared by Crosby/Schlessinger/Smallridge LLC, not dated.
16. Arlington High School Rain Garden Narrative, prepared by Samiotes Consultants Inc., dated May 28, 2020, revised July 2, 2020.
17. Arlington High School Rain Garden Sketch Plan Set, prepared by Samiotes Consultants Inc. and Crosby/Schlessinger/Smallridge LLC, dated May 28, 2020.
18. Conservation Requests May 21, 2020 Item #3 Riverfront Analysis, prepared by Samiotes Consultants Inc., dated May 27, 2020.
19. Conservation Requests May 21, 2020 Item #4 AURA Analysis, prepared by Samiotes Consultants Inc., dated May 27, 2020.
20. Arlington High School Pierce Field Maintenance email correspondence between Stephen Garvin of Samiotes Consultants and Emily Sullivan of the Town of Arlington, dated May 29, 2020.
21. Arlington High School Site Visit Notes, prepared by Susan Chapnick Conservation Chair, date June 12, 2020.
22. Arlington High School Stormwater and Rain Garden Maintenance Memorandum, prepared by HMFH Architects, dated June 23, 2020.
23. Infill Synthetic Turf Field Heat Island Effect White Paper, prepared by JJA Sports, LLC, signed by John J. Amato PE, not dated.
24. Removal of Invasive Plant Species Memorandum, prepared by Crosby/Schlessinger/Smallridge LLC, dated July 1, 2020.
25. Arlington High School Rain Garden Bypass Plan (Conservation Commission Comment #10), prepared by Samiotes Consultants Inc., not dated.
26. Arlington High School Eastern Parking Area Curb Cut and Water Quality Unit Narrative (Conservation Commission Requests for Information #6 & 9), prepared by Samiotes Consultants Inc., not dated.
27. Arlington High School Eastern Parking Area Curb Cut and Water Quality Unit Plan (Conservation Commission Requests for Information #6 & 9), prepared by Samiotes Consultants Inc., not dated.
28. Conservation Requests June 25, 2020 Item #7 Onsite Water Capture System Memorandum, prepared by Samiotes Consultants Inc., not dated.
29. Conservation Requests June 25, 2020 Item #3 Climate Change Summary for Turf Fields, prepared by Samiotes Consultants Inc., not dated.

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30. A Guideline to Recycle, Reuse, Repurpose, and Remove Synthetic Turf Systems, prepared by the Synthetic Turf Council, submitted by JJA Sports, LLC, dated October 2017.
31. Infill Synthetic Turf Use and Life Cycle Evaluation White Paper, prepared by JJA Sports, LLC, signed by John J. Amato PE, not dated.
32. Infill Synthetic Turf Potential Health and Environmental Exposure Related Testing White Paper, prepared by JJA Sports, LLC, signed by John J. Amato PE, not dated.
33. Conservation Requests July 9, 2020 Item #7 Climate Change Summary for Turf Fields, prepared by Samiotes Consultants Inc., dated July 9, 2020.
34. Landscape Plan for West Side Culvert Planting Changes, prepared by Crosby/Schlessinger/Smallridge LLC and HMFH Architects, dated July 14, 2020.
35. Landscape Plan for East Side Parking Lot Rain Garden Planting Changes, prepared by Crosby/Schlessinger/Smallridge LLC and HMFH Architects, dated July 14, 2020.
36. Landscape Plan for East Side Top of Mill Brook Bank Planting Changes, prepared by Crosby/Schlessinger/Smallridge LLC and HMFH Architects, dated July 14, 2020, revised July 14, 2020.
37. Conservation Requests July 9, 2020 Items #6 and 7 Turf System Stormwater Management, prepared by Samiotes Consultants Inc., dated July 9, 2020.
38. Conservation Requests July 9, 2020 Item #2 AURA Analysis (West), prepared by Samiotes Consultants Inc., dated July 13, 2020.
39. Western Side Area Drain Analysis, prepared by Samiotes Consultants Inc., not dated.
40. Cost Comparison Artificial Turf vs. Natural Turf Life Cycle Evaluation for 25 Years, prepared by Susan Chapnick, not dated, amended verbally during hearing on 07/09/2020.
41. Sports Turf Alternatives Assessment: Preliminary Results Cost Analysis, prepared by Toxics Use Reduction Institute of UMass Lowell, dated September 2016.
42. Athletic Playing Fields: Choosing Safer Options for Health and the Environment, prepared by Toxics Use Reduction Institute of UMass Lowell, dated December 2018.
43. Synthetic Turf Field Recycled Tire Crumb Rubber Research Under the Federal Research Action Plan, prepared by the Environmental Protection Agency, dated July 2019.
44. Artificial Turf: A Health-Based Consumer Guide, prepared by Mount Sinai Children's Environmental Health Center, dated May 2017.
45. Per- and Poly-fluoroalkyl Substances (PFAS) in Artificial Turf Carpet, prepared by Toxics Use Reduction Institute of UMass Lowell, dated February 2020.

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46. Toxic PFAC Chemicals Found in Artificial Turf, written by Sharon Lerner, published in The Intercept, dated October 8, 2019.
47. Documents from the Town of Sharon MassDEP File #280-0617 Notice of Intent.

PUBLIC COMMENTS

48. Letter from Patrick Herron and the Mystic River Watershed Association, dated July 2, 2020.
49. Letter from Jeff Thielman and the Arlington High School Building Committee, dated July 9, 2020, revised July 9, 2020.
50. Letter from Superintendent Kathleen Bodie and AHS Principal Matthew Janger, dated July 9, 2020.
51. Email from Trevor Smith, dated July 10, 2020.
52. Email from Kristina Perry, dated July 13, 2020.
53. Email from Elizabeth Rocco, dated July 13, 2020.
54. Email from Madeline Brambilla, dated July 13, 2020.
55. Email from Wyatt LaCoss, dated July 13, 2020.
56. Email from Jessi Smolow, dated July 13, 2020.
57. Email from James Fleming, dated July 13, 2020.
58. Email from Josh Shalem, dated July 14, 2020.
59. Email from Tina Halfpenny, dated July 14, 2020.
60. Email from Maria Hallett, dated July 15, 2020.
61. Email from Phil Lasker, dated July 15, 2020.
62. Email from Cindy Floyd, dated July 15, 2020.
63. Email from Maria Popova, dated July 15, 2020.
64. Email from Dana Teahan, dated July 16, 2020.

PROCEEDINGS

The Notice of Intent was filed on May 7, 2020. The Conservation Commission opened the public hearing for the Notice of Intent on May 21, 2020. The hearing was continued with the Applicant's consent to the following meetings: June 4, 2020, July 9, 2020 and July 16, 2020. The Commission closed the hearing on July 16, 2020. The Commission deliberated on July 23, 2020 and voted 5-1 to approve the Project with conditions under the Wetlands Protection Act (the "Act") and voted 5-1 to approve the Project with conditions under the Arlington Wetlands Protection Bylaw (the "Bylaw").

**FINDINGS OF FACT AND LAW
UNDER ARLINGTON WETLANDS PROTECTION BYLAW
AND WETLANDS PROTECTION ACT**

- A. The overall project includes a new 150,000 sf +/- High School building footprint with associated new paved parking areas, landscaping, two artificial athletic fields, bathroom building, utilities, and a new stormwater management system. The project also involves mitigation including invasive plant removal and native replanting along Mill Brook on the western and eastern sides of the site, landscaping, two rain gardens, and a new stormwater system with stormwater quality units.
- B. The parcel for the Arlington High School is approximately 21.18± acres in size. The project site is bounded to the north by a wooded area and the Minuteman Bikeway. To the east there is residential condominium development, commercial development, and Mill Brook Drive. To the south of the project is Massachusetts Avenue. To the west of the project are residential buildings along Schuler Court and the Arlington Department of Public Works. There is an existing artificial turf field on the site.
- C. The following Resource Areas are present on the site or within 100 feet of the project area: Inland Bank, Bordering Land Subject to Flooding, Adjacent Upland Resource Area, Buffer Zone, and Riverfront Area. The Commission finds accurate the delineation of Resource Areas shown on the approved Site Plans.
- D. The Commission approves those portions of the overall project that are within conservation jurisdiction as shown on the referenced plans (reviewed document #s 4, 5, 6, 7, 34, 35, and 36).

CONCLUSION

Based on the testimony at the public hearings, and review of the application materials and the documents listed above submitted during the public hearings, the Commission concludes that the proposed Project as conditioned will not have significant or cumulative effects upon the interests of the Resource Area values of the Massachusetts Wetlands Protection Act and the Arlington Bylaw for Wetlands Protection when the conditions imposed herein are implemented to protect the Resource Area values. With these conditions contained, the Project meets the performance standards in the Act and Bylaw and implementing regulations.

For the foregoing reasons, the Commission approves this project under the Act and Bylaw with the conditions stated herein the applications for work at 869 Massachusetts, the Arlington High School.

ADDITIONAL SPECIAL CONDITIONS

In addition to the General Conditions (numbered 1 – 20 above), the Project is subject to the following Additional Special Conditions (under both the Act and Bylaw) only for those portions of the project within the Conservation Commission's jurisdiction:

Pre-Construction

- 21. Work permitted by this Order and Permit shall conform to the Notice of Intent, the approved plans and documents (listed above), and oral representations (as recorded in hearing minutes) submitted or made by the Applicant and the Applicant's agents or representatives, as well as any plans and other data, information or representations submitted per these Conditions and approved by the Commission.
- 22. The provisions of this Order and Permit shall apply to and be binding upon the Applicant and Applicant's assignees, tenants, property management company, employees, contractors, and agents.

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23. No work shall begin under this Order until: (a) all other required permits or approvals have been obtained and (b) the appeal period of ten (10) business days from the date of issue of this Order has expired without any appeal being filed, and (c) this Order has been recorded in the Registry of Deeds. No work shall be started under this Permit until all other necessary permits or approvals have been obtained.
24. The Applicant shall ensure that a copy of this Order of Conditions and Permit for work, with any referenced plans, is available on site at all times, and that all contractors, site managers, foremen, and sub-contractors understand its provisions.
25. This permit and its conditions, and the referenced and approved site plans listed in this permit shall be included in all relevant bid materials.
26. Prior to starting work, the Applicant shall submit to the Commission the names and 24-hour phone numbers of project managers or the persons responsible for site work or mitigation.
27. Before work begins, erosion and sediment controls shall be installed at the limits of the work area. These will include a silt fence and 12 inch straw or silt wattle around the entire work area (hay bales are not allowed and silt socks are preferred).
28. The contractor shall contact the Conservation Agent (concomm@town.arlington.ma.us ; 781-316-3012) to arrange for a pre-construction meeting with the onsite project manager to walk through the Order of Conditions and walk the site to confirm the installation and placement of erosion controls prior to the start of any grading or construction work.
29. The contractor shall provide written Notice of the work start date to the Conservation Agent 48 hours prior to start of work.
30. The Commission, its employees, and its agents shall have the right of entry onto the site to inspect for compliance with the terms of this Order of Conditions and Permit until a Certificate of Compliance has been issued.
31. The Commission reserves the right to require an independent environmental monitor to monitor the project and report back to the Commission if it determines one is necessary at any time during the project's construction.

Post-Construction

32. When requesting a Certificate of Compliance, the Applicant shall provide a written statement by a registered professional engineer certifying substantial compliance with the plans and setting forth what deviation, if any, exists from the plans approved in the Order shall accompany the request for a Certificate of Compliance; the Applicant shall also provide at that time as-built plans stamped by such a professional.
33. The Applicant has agreed to work with the Conservation Commission to find a location for the car washing fundraisers to minimize impacts of waste water on the water quality of the Town's water resources.

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Dumpsters

34. No dumpsters shall be allowed within the 100 foot Buffer Zone or Adjacent Upland Resource Areas ("AURA") or other Resource Areas.

Stockpiling

35. No uncovered stockpiling of materials shall be permitted within the 100 foot Buffer Zone or Adjacent Upland Resource Areas ("AURA") or other Resource Areas.

Erosion Control

36. Areas that are disturbed by construction and access activities shall as soon as possible be brought to final grade and reseeded and restabilized, and shall be done so prior to the removal of erosion control barriers.

37. Erosion control measures shall be installed per the approved plans.

38. At least 21 days prior to construction, a written dust mitigation plan using water as a dust control shall be submitted to the Conservation Commission. This dust mitigation plan shall be implemented through the duration of the project.

Equipment

39. No heavy equipment may be stored overnight within 50 feet of the brook and no refueling or maintenance of machinery shall be allowed within the 100-foot Buffer Zone, Adjacent Upland Resource Area, or within any Resource Area.

Sweeping

40. Any dirt or debris spilled or tracked onto any paved streets shall be swept up and removed daily.

Dewatering

41. Any dewatering operations shall conform to the following:

- (a) Notify the Conservation Commission that dewatering is required.
- (b) Any catch basins, drains, and outfalls to be used in dewatering operations shall be cleaned out before operations begin.
- (c) Any water discharged as part of any dewatering operation shall be passed through filters, on-site settling basins, settling tank trucks, or other devices to ensure that no observable sediments or pollutants are carried into any Resource Area, street, drain, or adjacent property.
- (d) Measures shall be taken to ensure that no erosion or scouring shall occur on public or private property, or on the banks or bottoms of water bodies, as a result of dewatering operations.

Plantings

42. All mitigation plantings and all plantings within resource areas and the buffer zone shall be native and be installed and maintained according to the standards of the American Association of Nurserymen (AAN). No cultivars of native plantings shall be allowed. This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.

43. The Applicant is permitted to use the cut-and-dab method for invasive plant management control in the east and west side planting areas. The Applicant shall hire a licensed herbicide applicator with at

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least 3 years of experience. The Applicant shall only use Massachusetts Department of Environmental Protection approved herbicides.

44. All plantings planted and invasive species removed through this project shall be monitored for three years. A survival rate of at least 80% must be maintained for the approved plantings at the end of the third monitoring year. If there is less than an 80% survival rate of the plantings after the third year, the Applicant must submit recommendations for replacements to the Conservation Agent for approval. A monitoring report shall be submitted annually in June for the three year monitoring period, reporting on the health of the new plantings and the success of the invasive plant management.
45. The Applicant shall notify the Conservation Agent when the invasive removal and planting work along Mill Brook is scheduled so that the Conservation Agent can monitor the work.
46. The Applicant shall protect all area trees per the Town Wetlands Protection Regulations, Section 24 Vegetation Removal and Replacement, protecting trees through securing (not nailing) 2x4 boards, between 6-8 feet in length, around tree base. The boards shall be installed vertically such that one end is installed directly into the ground. Alternative protection measures must be approved by the Commission or its agent.
47. The Applicant shall install a “no mow” sign or demarcation along the 25-ft boundary within the 100-ft wetlands buffer and AURA. The “no mow” areas shall be maintained per the approved design. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**

Chemicals

48. To avoid adding excess nitrogen runoff, the Applicant shall only treat the planted areas within the Commission’s jurisdiction with slow release nitrogen fertilizer. Application of this fertilizer cannot occur in the summer, or after storm events. Lawn fertilizer shall only be applied twice a year, in spring and fall. No other herbicides or treatment methods are approved unless otherwise noted in this order (see Condition #43). New plantings shall only be fertilized once, during the initial planting year. No pesticides or rodenticides shall be used to treat pest management issues within the 100-ft wetlands buffer, AURA, or other resource areas without prior notification to and review by the Conservation Agent. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**

Pervious Surfaces

49. Pervious surfaces shown on the project plans shall be maintained and not be replaced by impervious surfaces. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**
50. All mitigation as proposed as part of this project shall remain in perpetuity. The approved planting areas, invasive removal areas, the rain garden, the water quality units, and the stormwater system shall remain in perpetuity and if replacement is necessary, shall be subject to the approval of the Commission. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**

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Stormwater

51. The Applicant shall submit an annual affirmation that a contract with a third party contractor for maintenance of the underground storage chambers and approved water quality units is in place. All other structural stormwater BMPs shall be maintained in accordance with the approved Operation and Maintenance plans. It is sufficient to email the Conservation Agent with a statement of affirmation, and the statement must be submitted by December 31 each year. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**
52. The Applicant shall submit copies of the SWPPP inspection reports to the Conservation Agent within 10 days of the date of each report.
53. The Applicant shall submit a snow storage plan to the Commission for review. No snow storage is permitted in the mitigation planting areas or within any resource areas. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**

Artificial Turf

54. The Applicant shall include one member of the Conservation Commission in any artificial turf field working group or group that is responsible for the oversight, management, disposal, and/or replacement of the proposed artificial turf fields. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**
55. When the proposed artificial turf field needs to be replaced, the Applicant shall file a new Notice of Intent to the Conservation Commission. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**
56. The Applicant is responsible for informing the Conservation Commission of any updated state or federal standards for artificial turf that relate to environmental impact, and water quality monitoring of stormwater or groundwater in a timely manner to the best of their knowledge. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**
57. The artificial turf specifications shall comply with the following standards, as outlined in Document #32 and subsequent Hearing discussions. A sample of the selected artificial turf shall be tested by an Environmental Laboratory Approval Program (ELAP)-accredited third-party independent laboratory to ensure compliance with the following performance standards. CAM 17 can be used for both turf fibers and infill materials. The referenced New York State Department of Environment and Conservation (NYSDEC) Part 375 is expected to be replaced by a future ASTM Standard Test that will be specific to turf fibers and backing materials. The referenced ASTM Standard Methods are specific to the materials included in their titles. The Massachusetts Department of Environmental Protection (MassDEP) Massachusetts Contingency Plan (MCP) methods and standards are for soil since MassDEP does not have regulated standards for artificial turf materials. Proof of testing results shall be submitted to the Conservation Commission. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**

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- I. Metals: CAM 17 (California Administrative Manual, Title 22): law intended to protect drinking water sources from heavy metals, includes testing and threshold requirements for 17 heavy metals of concern. Detected metals results for arsenic, mercury, antimony, barium, beryllium, cadmium, chromium, cobalt, copper, lead, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc shall not exceed the CAM 17 Soluble Threshold Limit Concentration (STLC) for each individual metal.
- II. Lead: The ASTM 2765 Standard Specification for Total Lead Content in Synthetic Turf Fibers: standard for testing fibers to comply with the Consumer Product Safety Improvement Act of 2008 for lead content. The current threshold is 100 mg/Kg total lead which complies to children's toy levels. Detected results for total lead in turf fibers and turf infill shall not exceed 100 mg/Kg.
- III. Metals: The ASTM 3188 Standard Specification for Extractable Hazardous Metals in Synthetic Turf Infill Materials: standard for testing fibers to comply with the Consumer Product Safety Toy Standard for heavy metals content. This method addresses health related exposures for Antimony, Arsenic, Barium, Cadmium, Chromium, Lead, Mercury, Selenium. Detected results in turf fiber and turf infill samples shall not exceed the ASTM 3188 standards for each individual metal.
- IV. Per and Polyfluoroalkyl Substances (PFAS): EPA Method 537.1 Liquid Chromatography Tandem Mass Spectrometry (LC/MS/MS) modified using Isotope Dilution technique for 18 PFAS compounds as listed in the PFAS testing table of Document #32 plus EPA Method 533 LC/MS/MS modified using Isotope Dilution for two additional PFAS compounds for a total of 20 compounds tested. NYSDEC standard for testing solids for PFAS will be used as reporting limit criteria, as follows. Sample-specific Reporting Limits shall be less than or equal to 1.0 µg/kg (NYSDEC Memorandum, March 2019, for testing of PFAS under Part 375). Detected results for 6 PFAS compounds (perfluorodecanoic acid, perfluoroheptanoic acid, perfluorohexanesulfonic acid, perfluorononanoic acid, perfluoroctanesulfonic acid, and perfluoroctanoic acid), which represent the MassDEP regulated compounds and a subset of the 20 compounds tested, shall not exceed the MassDEP MCP Method 1 Standards for S1/GW1 in both the turf fibers and the turf infill.
- V. Volatile Organic Compounds (VOCs): Detected results for VOCs in both the turf fibers and the turf infill shall not exceed the MassDEP MCP Method 1 Standards for S1/GW1 using EPA Method 8260B or 8260C Gas Chromatography-Mass Spectrometry (GC/MS) and methanol preservation (EPA Method 5035A) for MCP-regulated VOCs. Required reporting limits for non-detected compounds must be less than or equal to one half of the Method 1 Standard in µg /Kg dry weight. The MCP document "Quality Control Requirements and Performance Standards for the Analysis of Volatile Organic Compounds by Gas Chromatography/Mass Spectrometry (GC/MS) in Support of Response Actions under the Massachusetts Contingency Plan (MCP)," WSC-CAM-IIA, July 2010 shall be used as guidance for acceptable analysis of VOCs in the artificial turf materials and for the required VOC analyte list (Table II A-2 of WSC-CAM-IIA).
- VI. Semi Volatile Organic Compounds (SVOCs): Detected results for SVOCs in both the turf fibers and the turf infill shall not exceed the lower of the MassDEP MCP Method 1 Standards for S1/GW1 using EPA Method 8270D Gas Chromatography-Mass Spectrometry (GC/MS) for MCP-regulated SVOCs or the anticipated ASTM Standard 65799 for Polyaromatic Hydrocarbons (PAHs), which are a subset of the MCP-regulated SVOCs. The ASTM Standard was not yet released as of the date of this Order of Conditions. The full-list of MCP-regulated SVOCs must be tested in the artificial turf material. Required reporting limits for non-detected compounds

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must be less than or equal to one half of the Method 1 Standard in $\mu\text{g}/\text{Kg}$ dry weight or as specified in the ASTM Standard for PAH compounds. The MCP document "Quality Control Requirements and Performance Standards for the Analysis of Semivolatile Organic Compounds by Gas Chromatography/Mass Spectrometry (GC/MS) in Support of Response Actions under the Massachusetts Contingency Plan (MCP)," WSC-CAM-IIB, July 2010 shall be used as guidance for acceptable analysis of SVOCs in the artificial turf materials and for the required SVOC analyte list (Table II B-2 of WSC-CAM-IIB).

58. Prior to construction, the Applicant shall submit the specifications for the artificial turf infill and blade material to the Conservation Commission.